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**S-4247**  
**SWAN HOLDINGS SUBDIVISION, PHASE 2**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**July 14, 2011**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner Whisker, LLC, (by Ron Whistler), with consent of owner David Swan, represented by Patrick Williams of TBIRD Design Services, is seeking primary approval of a 2 lot commercial subdivision on 4.89 acres, located on the north side of Amelia Avenue, approximately 800 ft. east of Creasy Lane, in Lafayette, Fairfield 35 (NE) 23-4.

**AREA ZONING PATTERNS:**

The site is zoned NB, Neighborhood Business as is the property adjacent to the west. Land to the north and east is zoned R3; property to the south is zoned GB.

This request is a replat of existing Lot 2 in Swan Holdings Subdivision, which was itself a replat of Lot 11 in Crosspointe Commercial Subdivision, Section 5. Replats of major subdivision lots are done through the minor subdivision process, since all public improvements were already completed under the original platting procedure.

**AREA LAND USE PATTERNS:**

The two proposed lots are currently unimproved. Burberry Place Apartments are adjacent to the north; Crosspointe Apartments are to the east. Unity Medical Center is to the south and a couple of commercial buildings exist to the west toward Creasy.

**TRAFFIC AND TRANSPORTATION:**

The required right-of-way for Amelia Avenue is already in place. The city is not requiring a "no vehicular access" statement along the frontage on the final plat.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Sanitary sewer laterals are already in place and a water main exists on the north side of Amelia Avenue. No new public improvements will be necessary. Drainage plans will be reviewed and approved by the city during the Improvement Location Permit approval process.

**CONFORMANCE WITH UZO REQUIREMENTS:**

A 20' wide bufferyard has been shown where the proposed lots abut R3 zoning to the north and east. Setbacks shown are correct. Lot width and area are sufficient to meet ordinance standards in the NB zone.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.